



Plan Commission Minutes
October 3, 2022 at 7:00 p.m.
City Hall Council Chambers

Commission Members Present: Davis, Erickson, Granlund, Helgeson, Johnson, Obaid, Wolfgram

Staff Members Present: Allen, Hufford, Baumgartner, Wittwer

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called roll for the meeting. Commissioners Davis, Erickson, Granlund, Helgeson, Johnson, Obaid, and Wolfgram were present.
3. Open public comment period for items not on the agenda noted as public hearings. Allen introduced Peter Baumgartner, Associate Planner.

Consent Agenda

4. Approval of September 19, 2022 minutes.
5. Easement Approvals – For Recommendation to City Council
 - a. Forest Street Easement Approval
 - b. Gateway Industrial Park Corp Public Utility Easement Approval

Consent agenda passed and vote was unanimous.

Regular Agenda

6. Public Hearing – Rezoning (Z-1534-13 Amd3) – C-3MX and Site Plan (SP-2227) at 4650 Keystone Crossing

Allen presented a request to amend a general development plan and site plan approval. Staff shared the proposed site plan. This is the third amendment to the general development plan. Changes will be made from offices to memory care facility and assisted living, with 73 total units.

No questions or clarifications for staff.

Sean Bohan, Project Engineer, had no questions or clarifications from Commissioners.

Lucas Larson, Developer, answered questions about the decision on adding memory care and the management of the development. Great Lakes Management will be managing the property. It was clarified there will be on-site management.

Motion by Helgeson to recommend approval of the rezoning and site plan with staff conditions. Seconded by Wolfgram and the vote carried unanimously.

7. Public Discussion – For Approval by the Plan Commission - Site Plan (SP-2228) at 230 N. Barstow Street

Allen presented a request for site plan approval for a five-story mixed-use building with 111 residential units, 2 parking levels, and first level of commercial and walk up units. A separate landscaping plan will be reviewed by staff. Conditions include approval of a traffic impact analysis.

Questions or clarifications for staff: clarification of previous concept plan from 2013. Asked for inclusion in staff report of the '80/20' development agreement provision for affordable housing.

Sean Bohan, Project Engineer, shared that the TIA for Menomonie Market was waived.

Motion by Helgeson to approve site plan with staff conditions. Seconded by Wolfgram and the vote passed unanimously.

8. Adjournment
The meeting adjourned at 7:30 p.m.



Zina Obaid, Secretary